IN RE: PETITIONS SPECIAL EXCEPTION AND VARIANCE SE/corner of Morse and Lynhurst Roads - 15th Election District

OF BALTIMORE COUNTY Case No. 84-360-XA Beechwood Development Cor-

BEFORE THE

ZONING COMMISSIONER

poration, et al, Petitioners

> FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special exception for a trailer park. A hearing was held on June 25, 1984, at which time testimony was presented. The Petitioner, Beechwood Development Corporation (Beechwood), by its President, James L. Gay, appeared and testified and was represented by Counsel. Also appearing on behalf of the Petitioners were William Kerwin, a landscape architect and planner; Susan Bitter, an environmental biologist; and John Stamm, the project manager and a registered engineer. Appearing as Protestants were

Testimony indicated that Beechwood proposed to utilize approximately 41 acres of the 90-acre, more or less, tract, zoned M.H.-I.M., for a trailer park containing 308 mobile home units. Each lot would measure 45' x 110' and have a two-car parking pad and a wooden deck attached to the unit. The property is presently being used as a community dump and by hunters. All of the testimony Mr. Kerwin and Mr. Stamm indicated that the proposed project would satisfy canditions precedent in Section 502 , Baltimore County Zoning Regulations Indeed Ms. Bitter testified that the plant and wildlife habitats thriving on the property would not be disturbed but instead would be protected, that the property would be cleaned up, and that the poor drainage would be corall to greatly improve and enhance the area.

> to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception and variance should be granted. Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of April, 1985, that the Petition for Special Exception for a trailer park and, additionally, the Petition for Zoning Variance to permit trailers within 25 feet of Morse Lane instead of the required 100 feet, in accordance with Petitioners' Exhibit 1A, be and the same are hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief herein granted:

1. The trailer park must comply with all of the subsections of Section 414.

The Petitioners must obtain approval by the County Review Group (CRG). If the CRG determines that the site plan introduced as Petitioners' Exhibit 1A requires further revision, the Petitioners shall submit that revised site plan to the Zoning Commissioner for approv-

The special exception and variance granted herein shall be dependent on a letter of compliance from the Office of Planning and Zoning to the Zoning Commissioner, pursuant to Section 8-1813, indicating that the proposed project satisfies its requirements.

Baltimore County

Leslie M. Pittler, Esquire Mrs. Ethel Weber Mr. George Rose Ms. Josephine Bocek People's Counsel

The Protestants were opposed to the development on the grounds that there would be increased traffic and more congestion.

The he ring was continued in order to allow Beechwood to obtain necessary information to submit to the Office of Planning and Zoning so that guidance could be provided to this Commissioner, pursuant to Section 8-1813, Nat. Res. Art., Maryland Code, insofar as the proposed project may impact on the critical area of the Chesapeake Bay.

Since the first hearing, Beechwood has attempte to comply with the Office of Planning and Zoning's concerns about the critical area and has revised its original site plan in order to do so. This revised plan requested variances to permit trailers within 25 feet of Morse Lane instead of the required 100 feet and to permit trailers within 25 feet of a residential boundary line, to the north of the property, instead of the required 150 feet. A variance petition to that effect was filed before the Petitioners submitted another revised site plan to the Office of Planning and Zoning. This revised plan, introduced as Petitioners' Exhibit 1A, has negated the need for the latter variance.

home units. The variance is needed in order to comply with the Office of Planning and Zoning's requirements that there be a 300-foot setback from the wetlands located on the site, in furtherance of the objectives delineated by the critical area legislation. In order to insure compliance with the Office of Planning and Zoning's concerns, the Petitioner will not develop and will mainthe northern half of the property in its natural state. The trailer park will be on the southern half and will meet the setback requirements established the Office of Planning and Zoning. The County has apparently agreed to rethe Petitioner from making improvements the entire length of Morse Lane,

however, improvements on Morse Lane only to that area being utilized by the park

The most recent plan has reduced the scope of the project to 203 mobile

at the particular location described by Petitioners' Exhibit 1A would have any adverse impact above and beyond that inherently associated with such a special exception use irrespectave of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way inconsistent with the spirit and intent of the BCZR.

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

- 1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Apr. 11s, Town of Chesapeake Beach, 22 Md. App. 28 (1974). It is clear from the testimony that if the variance were granted, such use

opposed would not be contrary to the spirit of the BCZR and would not result

upstantial detriment to the public good. After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant

ace were not granted. It has been established that the requirement from the Petitioners seek relief would unduly restrict the use of the land due

will be made. The County has also approved the construction of a sewage pumping station to serve the area. The latest proposal requires the variance requested and affects only 24 of the mobile home units. According to Mr. Stamm, the project would be economically unfeasible if it were not granted. To deny the requested variance would make the project impractical, if not impossible. The variance is needed only as a result of the Petitioners' compliance with the wetland setback determined by the Office of Planning and Zoning.

At the continued hearing, many Protestants appeared, see Protestants' Exhibit 2, although many seemed unaware of the reduced scope of the project. It would appear that many were not actually opposed but simply wanted their concerns satisified.

The Petitioners seek relief from Section 256.4, pursuant to Section 502.1, BCZR, and from Section 414.4, pursuant to Section 307, BCZR.

It is clear that the BCZR permit the use requested by the Petitioners in a M.H. Zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated by Section 502.1 are satisified by the Petitioners.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions, as more Y fully described below.

The Petitioners had the burden of adducing testimony and evidence which woul show that the proposed use met the prescribed standards and requirements set 12th in Section 502.1. In fact, the Petitioners have shown that the prouse would be conducted without real detriment to the neighborhood and would not actually adversely affect the public interest. The facts and circum s of the use proposed by the Petitioners do not show that the proposed use

PETITION FOR SPECIAL EXCEPTION 84-360-XA

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County. to use the herein described property for _Trailer Park

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Name, address and phone number of legal owner, con-

tract purchaser or representative to be contacted

Legal Owner(s): Contract Purchaser: Beechwood Development Corporation (Type or Print Name) (Type or Print Name) and Balto. County, Maryland James L. Gay, President (Type or Prot Name) Attorney for Petitioner: 914 North Charles Street 576-8585 Leslie M. Pittler, Esq. Joly W. Pettle Baltimore, MD 21201

City and State

Towson, Maryland 21204 City and State Altorney's Telephone No.: 296-9220 ORDERED By The Zoning Commissioner of Baltimore County, this _____day

Suite 508, 28 Allegheny Avenue

required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughtabilimore County, that property be posted, and that the public hearing be had before the Zoning of Baltimore County in Room 106, County Office Building in Towson, Baltimore

BEECHWOOD DEVELOPMENT CORPORATION

REASONS FOR FILING PETITION FOR SPECIAL EXCEPTION

- A: MH-IM INDUSTRIAL ZONING REQUIRES THE PETITIONER TO HAVE MOBILE HOME SPECIAL EXCEPTION;
- B: THE INABILITY TO DEVELOP SITE AS INDUSTRIAL
- SPECIAL EXCEPTION WILL CREATE LESS OF AN ENVIRONMENTAL IMPACT PROBLEM ON PARTICULAR SITE;
- SPECIAL EXCEPTION WILL SATISFY HOUSING NEED IN THE GEOGRAPHICAL AREA;
- E: SPECIAL EXCEPTION CREATES ONE ENTITY OWNERSHIP NOT SEPARATE INDIVIDUAL OWNERS AS UNDER INDUSTRIAL ZONING AND ENABLES A BETTER AND SOUNDER ENVIRON-MENTAL PROGRAM:
- F: A LESSER ECONOMIC IMPACT ON PUBLIC IMPROVEMENTS;
- WOULD BE IN KEEPING-WITH THE GENERAL HEALTH AND WELFARE IN THE GEOGRAPHICAL AREA:
- H: CONSISTENT WITH GENERAL DEVELOPMENT OF THE GEOGRAPHICAL AREA.

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Exciton From Section 414.4 to permit trailers 25 in lieu of the __required_100 from the street and Section 256.5 to permit trailers within ____ --- 25 feet of a-residential-zone boundary in-lieu-of .150-ft------

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) Based on critical area legislation must be redrafted to

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County

paramore county adopted pursuant to the Zoning	Law For Baltimore County,
	I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser:	Legal Owner(s): BEECHWOOD DEVELOPMENT CORP
(Type or Print Name)	BY: James Cay (Expe or Print Name)
Signature	Signature
Address	and Balto. County, Maryland (Type or Print Name)
City and State	Signature
Attorney for Petitioner:	84-360XA
Leslie M. Pittler	914 N. Charles St.
(Type or Print Name)	Address Phone No.
Solu M Jall	Ballo Md 21201
Signature Suite 508, 28 Allegheny Avenue	City and State
Address	Name, address and phone number of legal owner, con- tract purchaser or representative to be contacted

Towson, Maryland 21204 Attorney's Telephone No.: 296-9220

RDERED By The Zoning Commissioner of Baltimore County, this _____ 11th ____ day February 19.85, that the subject matter of this petition be advertised, as reproduced by the Zoning Law of Baltimore County, in two newspapers of general circulation through-cartimore County, that property be posted, and that the public hearing be had before the Zoning pissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore ---, 19_85_, at 1:30_ o'clock

GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC. 303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Description to Accompany Petition for Special Exception

March 28, 1984

the intersection of the north-Beginning for the same at east side of Morse Road and the southeast side of Lynhurst Road thence running the center of Lynhurst Road 1) North 25° 14° 04" West 264.02 feet to the center of Lynhurst Road the thirty five followthence binding on

ing courses and distances: 2) North 22° 11° 04" West 140.00 feet 3) North 18° 25' 04" West 50.00 feet 4) North 14° 36' 04" West 49.67 feet 5) North 10° 19' 04" West 49.67 feet 6) North 5° 19' 04" West 50.00 feet 7) North 0° 11' 56" East 28.75 feet 8) North 8° 31° 56" East 49.75 feet 9) North 14° 43' 56" East 50.00 feet

10) North 17° 46' 56" East 50.00 feet 11) North 16° 21' 56" East 50.00 feet 12) North 12° 17° 56" East 100.00 feet 13) North 23° 37° 56" East 43.50 feet 14) North 35° 48' 56" East 59.00 feet 15) North 41° 46° 56" East 40.00 feet 16) North 42° 36' 56" East 50.00 feet 17) North 42° 12' 56" East 50.00 feet 18) North 41° 53' 56" East 50.00 feet 19) North 43° 10' 56" East 50 feet

21) North 45° 18' 56" East 150.00 feet 22) North 43° 56' 56" East 150.0 feet 23) North 47° 51' 56" East 45.00 feet 24) North 51° 59' 56" East 29.50 feet

20) North 46° 11' 56" East 100.00 feet

25) North 57° 56' 56" East 59.75 feet 26) North 63° 46' 56" East 40.00 feet 27) North 69° 39' 56" East 100.50 feet 28) North 67° 18' 56" East 100.00 feet

DALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204

ARNOLD JABLON ZONING COMMISSIONER

March 13, 1985

Leslie M. Pittler, Esquire 28 Allegheny Avenue Suite 508 Towson, Maryland 21204

RE: Petition for Special Exception and Variances SE/corner Morse and Lynhurst Roads Beechwood Development Corp., et al - Petitioners Case No. 84-360-XA

Dear Mr. Pittler:

This is to advise you that \$60.00 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION Commissioner MISCELLANEOUS CASH RECEIPT 1/3/85 R-01-615-000 ACCEIVED Leslie M. Pittler, Esquire Lov. and posting Case No. 84-369-XA (Beechwood Development Corp.)

R B DB1 *** ** 5000 a 5052F

Description to Accompany Petition for Special Exception

25) North 65° 29' 56" East 200.00 feet

30) North 68° 14' 56" East 114.00 feet 31) Norch 67° 28' 56" East 140.00 feet

32) North 73° 03' 56" East 29.67 feet

33) North 76° 17' 56" East 49.67 feet 34) North 84° 43' 56" East 49.50 feet

35) South 77° 53' 04" Bast 42.75 feet and

the center of Beachwood 36) South 57° 42' 04" East 40.00 feet to the center of Beachwood Road the four Road thence binding in following courses and distances:

37) South 50° 42' 04" East 29.20 feet

38) South 46° 34' 04" East 70.00 feet

39) South 44° 02' 04" East 200.00 feet and

40) South 47° 42° 33° East 4.36 feet, thence

41) South 44° 19' 00" West 72.00 feet thence

42) South 44° 55' 44" East 62.00 feet thence

43) South 40° 28' 14" West 75.00 feet thence 44) South 9° 46' 46" East 481.62 feet to er-near the mean high water line of Back River thence binding on or near the mean high water line of Back River meandering in a generally southerly direction

45) Southerly 5028 feet more or less thence

46) South 63° 55' 10" West 15.00 feet thence 47) South 2° 05' 38" East 231.48 feet thence

48) South 10° 00' 00" West 285.00 feet thence

49) South 38° 00' 00" West 264.10 feet thence 50) South 68° 00' 00" West 264.40 feet thence

51) North 86° 00' 00" West 422.88 feet to the said northeast side of Morse Road thence binding on the northeast side of Morse Road the five following courses and distances

52) Northwesterly by a line curving to the north with a radius of 1331.02 feet for an arc distance of 160.63 feet (the chord of said arc being North 3° 49' 24" West 160.53 feet)

53) Northwesterly by a line curving to the west with a radius of 2990.93 feet for an arc distance of 1235.44 feet (the chord of said arc being

OF BALITIMORE COUNTY

Phyllis Cole Friedman

People's Counsel for Baltimore County

Case No. 84-360-XA (Item 288)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER

:::::::

ENTRY OF APPEARANCE

above-captioned matter. Notices should be sent of any hearing dates

or other proceedings in this matter and of the passage of any prelim-

Please enter the appearance of the People's Counsel in the

Peter Max Zimmerman Deputy People's Counsel

Rm. 223, Court House

I HEREBY CERTIFY that on this 5th day of March, 1985, a copy

Towson, MD 21204

of the foregoing Entry of Appearance was mailed to Leslie M. Pittler,

Esquire, Suite 508, 28 Allegheny Ave., Towson, MD 21204, Attorney for

494-2188

PETITION FOR VARIANCES

BEECHWOOD DEVELOPMENT

CORPORATION, Petitioner

15th District

inary or final Order.

Petitioner.

SE Corner Morse & Lynhurst Rds. :

Description to Accompany Petitica for Special Exception

North 12° 11' 58" West 1226.67 feet)

54) North 24° 01° 58" West 326.51 feet thence still binding on the northeast side of Morse Road and crossing over a paper road known as Lynhurst

55) North 24° 01' 58" West 50 feet more or less thence binding on the northeast side of Morse Road

56) North 15° 57° 54" West 381.05 feet to the place of beginning.

Containing 90.104 Acres of land more or less.

PETITION FOR SPECIAL EXCEPTION AND VARIANCES 15th Election District

Southeast corner Morse and Lynhurst Roads

DATE AND TIME: Wednesday, March 20, 1985 at 1:30 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

> Petition for Special Exception for a trailer park and Variances to permit trailers 25 ft. in lieu of the required 100 ft. from the street and to permit trailers within 25 ft. of a residential zone boundary in lieu of 150 ft.

Being the property of <u>Beechwood Development Corporation</u>, et al, as shown on plat plan filed with the Zoning Office.

In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. the Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

> BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

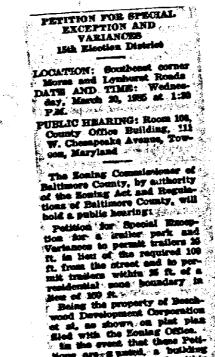
THIS IS TO CERTIFY, that the annexed advertisement was published in THE BALTIMORE COUNTY JOURNAL, a weekly newspaper, published in Dundalk, Baltimore County, 2/28 .19 85 Maryland, appearing on

The Baltimore County Journal,

NOTICE*

PETITION FOR SPECIAL EXCEPTION LOCATION: Southeast corner Morse and Lynhurst Roods
DATE AND TIME: Wednesday, March
20, 1985 at 1:30 P.M.
PUBLIC HEARING: Room 106, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland The Zoning Commissioner of Balt The Zoning Commissioner of Baltimore County, by authority of the Zoning Act. and Regulations of Baltimore County, will hold a public hearing:
Petision for Special Exception for a trailer perk and Variances to permit trailers 25 ft. In lieu of the required 100 ft. from the street and to permit trailers within 25 ft. of a residential zone boundary in lieu of 150 ft. Being the property of Beckensed Development Corperation, et al. as shown on glat filed with 11 v Zoning Office. In the event that these Petitions a period. The Zoning Commissioner was considered to the control of t stay of the issuance of said permit dur-ing this period for good cause shown. Such request must be received in writ-

85-360-xA



CERTIFICATE OF PUBLICATION

TOWSON, MD., February 28 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 28

> THE JEFFERSONIAN, 18 Venetarli

\$20.00

Leslie M. Pittler, Esquire Suite 508 28 Allegheny Avenue Towson, Maryland 21204

> NOTICE OF HEARING RE: Petition for Special Exception & Variances SE/corner Morse & Lynhurst Roads Beechwood Development Corporation, et al - Petitioners

TIME: 11:00 a.m. DATE: Wednesday, March 20, 1985 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

of Baltimore County

ALTIMORE COUNTY, MARYLAND FICE OF FINANCE REVENUE DIVISION ISCELLANEOUS CASH RECEIPT	No. 003165
TE 1/16/85. ACCOUNT_	R-01-615-000
EIVED C 7. H/er	100.00
*	e-cos to be osked

great Exclosion for a Tracker Page B 297**** (1) 07:0 01/6/ **/ALIDATION OR SIGNATURE OF CASHIEF**

CERTIFICATE OF POSTING

64-360-X

Petition for Appeiral Exception uchwood Reidonment lorge,

> CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 84-360-XA

Date of Posting 3/1/85 Posted for: Spacial Examption + Variance Petitioner: Beachwood Dorolopmont Corporation, of al Location of property: SE/cormer Morse + Lyn hurst Pds Location of Signa D Facing Lyn hurst, Approx 6 Fr roadway, noor intersection of Beachwood (2) Facing Morso Pd Approx 6' from Toodway, of approx point when Lynhoutbeam Morse.
on property of Attions.

Remarks: Proporty understoped, Lynherst & Men- Jaine Legelbre, Ne en torsection Posted by Med Startes Date of return: 3/8/85 Number of Signe:

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on

THE JEFFERSONIAN.

Cost of Advertising 1800

CERTIFICATE OF PUBLICATION

OFFICE OF

Dundalk Eagle

38 N. Dundalk Ave.

Dundalk, Md. 21222

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of P.O. #56377 - Req. #L63121. The Dundalk Eagle a weekly news-

paper published in Baltimore County, Maryland, once a week ANOCESSING weeks before the

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

March 15, 1985 Arnold Jablon Zoning Commissioner

Norman E. Gerber, Director FROM Office of Planning and Zoning

This office is opposed to the granting of the subject petition. As of this date, the CRG process has not been completed. Additionally, for your information, a copy of the Director of Planning and Zoning's letter to the petitioner's attorney is being forwarded with this comment.

> Norman E. Gerber, Director Office of Planning and Zoning

NEG/JGH/db

RE: PETITION FOR SPECIAL EXCEPTION SE Corner Morse & Lynhurst Rds., 15th District

: BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

BEECHWOOD DEVELOPMENT : Case No. 84-360-X CORPORATION, et al, Petitioners

::::::: ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final

> Phyllis Cole Foredman Phyllis Cole Friedman People's Counsel for Baltimore County Room 223, Court House Towson, Maryland 21204

I HEREBY CERTIFY that on this 8th day of June, 1984, a copy of the foregoing Entry of Appearance was mailed to Leslie M. Pittler, Esquire, Suite 508, 28 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner.

Phyllis Cole Friedman

Phyllis Cole Friedman

PETITION FOR SPECIAL EXCEPTION

15th Election District

ZONING: Petition for Special Exception

LOCATION: Southeast corner Morse and Lynhurst Roads

DATE & TIME: Monday, June 25, 1984 at 11:00 A.M. PUBLIC HEARING:

Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a trailer park Being the property of Beechwood Development Corporation, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the

BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

DALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYL! IND 21204
494-3211

NORMAN E. GERBER DIRECTOR

Mr. Leslie M. Pittler, Esquire 28 Allegheny Avenue Towson, MD 21204

Dear Mr. Pittler:

We concluded our meeting with you on February 28, 1985 with an agreement to visit the site of Beachwood to establish the maximum extent of development on this site. Mr. Bober, Ms. Van Arsdale, and Mr. Stamm visited the site on March 1st. Mr. Stamm was given the results of the visit on the same day. We have now indicated the extent of permissible development. This will, of course, be dependent upon your ability to provide the environmental safeguards that we have discussed.

We are waiting for you to indicate your intention to either: a.) ask that the CRG act on your original proposal; or b.) submit a revised proposal which conforms to the information given to Mr. Stamm. I am aware that you have to consider your options. I hope that you will be able to take advantage of decreased public utilities and road responsibility, tax advantage of land donation for the wetland areas, and improved site configuration, primarily from the use of double wide lots.

Please notify Eugene Bober of your decision so that appropriate action can be taken.

cc: B. Melvin Cole, Administrative Officer Harry J. Pistel, Director, Dept. of Public Works
James A. Markle, Dept. of Public Works, Engineering Bureau
Robert W. Marriott, Jr., Deputy Director of Planning
Eugene A. Bober, Chief, Current Planning & Development

NORTH POINT PENINSULA COMMUNITY COORDINATING COUNCIL

Now, however, the developer is requesting Special Exceptions and Variances that would greatly change the plans we had criginally accepted. The North Point Peninsula Community Coordinating Council feels such a change is not in the best interest of the community. The requested variance and special exception would increase the number of trailers thus increasing density, a concern we mentioned earlier. Trailers placed closer than the required 150 feet from a residential zone boundary would create a nuisance for the residents and would not allow for a buffer. The setbacks of 100 feet from the street, as required, would establish a safer and more attractive development. Since this trailer park is located within the 1,000 foot critical area of the Chesapeake Bay, we are very concerned that over-development in this area would cause further damage to our waterways, and wetlands.

There are already several undesirable trailer parks in the Greater Edgemere area so we do not want to see another problem. It is the hope of this Council that this trailer park will be built under the strictest regulations according to the Baltimore County Zoning Regulations, Building Codes and Health Department requirements.

At the March meeting of the North Point Peninsula Community Coordinating Council, it was decided by a unanimous vote that the Council would oppose any change of zoning. Therefore, this Council requests the above petition for a Special Exception and Variances of present zoning regulations for the Beechwood Development be denied.

Respectfully submitted, alan Gephardt Alan Gephardt, President ,N.P.P.C.C.C.

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204

ARNOLD JABLON ZONING COMMISSIONER

June 14, 1984

Leslie M. Pittler, Esquire 28 Allegheny Avenue Suite 508 Towson, Maryland 21204

Re: Petition for Special Exception SE/corner Morse & Lynhurst Roads Beechwood Development Corporation - Petitioner Case No. 34-360-X

Dear Mr. Pittler:

This is to advise you that \$58.00 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Baltimore County, Maryland, and Please make the check payara ce, Room 113, County Office Building, remit to Mrs. Arlene January Towson, Maryland

BALTIMORE COL TY, MARYLAND
BALTIMORE COL REVENUE DIVISION
OFFICE OF FINANCE RECEIPT
OFFICE OF FINANCE CASH RECEIPT
MISCELLANEOUS CASH RECEIPT RNOLD JABLON vning Commissioner

May 28 3984

Leslie M. Pittler, Esquire Suite 508 - 28 Allegheny Avenue Towson, Maryland 21204

> NOTICE OF HEARING Re: Petition for Special Exception SE/corner Morse and Lynhurst Roads Beechwood Development Corporation - Petitioner Case No. 84-360-X

TIME:	11:00 A.M.
DATE: _	Monday, June 25, 1984
PLACE:	Room 106, County Office Building, 111 West Chesapeak
	Avenue, Towson, Maryland

No. 128297 ALTIMORE COUNTY, MARYLAND FICE OF FINANCE - REVENUE DIVISION ISCELLANEOUS CASH RECEIPT C 137*****1000016 2204A

The residents of Lynhurst Rd. and Beach wood Rd.
oppose any variance in Connection with
trailer Permit. (case no. 84-360 XA) Mr. a Mrs. Donald Hannigan Mr. & Mrs. Renald Viands 4208 Lynhurst Rd. 4110 Backwood Rd. Mrs Helen Sauce Min Dany Jeffries 4218 Lynhurst Rd. 4220 Tynhurst Rd. Mortin 4. 74 4222 LYNHURST RD Konclic E. Mester 4226 LYNHURST. R. Month Patrivell exerce Boreno 4228 Lywhurst. Rd. 4230 Lymhurt Re Mrs guesky Dushl 4240 Lynhurst 12 4233 Jynhust Kd Mary Meanly Donna Whole 4210 Lynhurst Kd. 4148 Beachwood Ro. Bylvia Bune 4146 Beachwood. Rd. 4142 Beachwood Rd 4136 Beachwood Rd 4130 Beachwood Rd. 4128 Beachwood Rd. 4128 Beachwood Rd. From Ricert Sun paper \$15 MILLION
(Continued From Page 1) \$400,000 for technical assistance to reduce soil erosion in

4506 Todd Point Lane Balto., Md. 21219 June 25, 1984

County Review Board - Journa Office
111 West Chesapeake Ave.
Towson, Md. 21204

Dear Members of the County Review Board

We submit the following to express our opposition to the proposed Beachwood trailer park. We feel that the density desired
by the developer in his special exception / variance request fails
to take into consideration the wetlands environment. More study
is needed on this crucial wetlands area due to the inception of
the state's Save the Chesapeake Bay Legislation which is supposed
to affect any project initiated after March 1, 1984. We, as
residents of the area, want to see the results of any testing
done and have written testimony documented by proper state and
county authorities not just the developer's spokesmen.

We also feel that drainage and sediment control plans have not been adequately presented. How will the new sediment control legislation (Senate Bill 660) affect the developer's planning? We have already noted soil erosion due to an indiscriminate and unsupervised removal of holly and dogwood trees which are prevalent in marshy areas before any hearings were held. This concerns us because it undermines our faith in the developer who claims that he wants to preserve the wooded areas and protect the wetlands. This is why we want to see the results of any studies conducted.

In addition, traffic studies need to be done to see how the new residents will fit into an already dangerous traffic pattern contributed to by existing truck traffic and the proximity of the railroad tracks on one end and the intersection of Morse Lane and the periodic flooding a traffic signal on the other. Also, how about such was reported June 24th at 4:30 by the Edgemere Police)? Traffic is quite a concern of the North Point Peninsula Coordinating Community Council, and they would like to see it addressed and resolved also before the Beachwood project gets underway.

Another concern of ours is pollution. The current residents are already plagued by a vast array of fumes. In close proximity, we have the American Yeast Company which is directly across from the proposed development, Farboil Paint Factory and assorted truck traffic from such companies as National Wire and Tidewater.

Back River has to support the Sewage Treatment Plant operating at 70% below capacity, Eastern Stainless Steel's pipes which flow directly into the river, and Norris Landfill already 90 feet above sea level. Bethlehem Steel gives an excellent illustration of the volume of river pollutants with their clogged filters caused by the poor quality of remanufactured wastewater from the sewage treatment plant

In conclusion, the trailer park is only the beginning of the Beachwood Development. What follows and the long range impact of the whole will only serve to hasten the deterioration of Back

Sincerely yours,

NORTH POINT PENINSULA COMMUNITY COORDINATING COUNCIL

7718 North Picht Creek Rd. Paltimore, Paryland 21219 March 20,1985

Commissioner Arnold Jablen,

Commissioner Arnold Cables,
Baltimore County Zoning Commissioner

Dear Mr. Jablon,

The North Toint Peninsula Community Room Mashing Council wishes to submit this statement in requard to Pase# 84-360-44; Petition for a Special Exception and Variances for the property of Peechwood Development Corporation, Morse and Lynhurst Rd.

Tast year the developer of Beechwood Development, Mr. James Gay, presented his plans for this trailer park to the North Point Peninsula Community Coordinating Council and requested the councils support. The plans as presented, were attractive, feasible and compatible with the community; as we were assured that this was to be a very nice trailer park. Studies showed a need existed for such housing so, considering all aspects felt the development could be an asset to

The Council had several reservations, we expressed concern over the density of the project and for the preservation and protection of wetlands in the area. However, Mr.Gene Bober of the Planning Dept., assured us that Baltimore County would monitor this project closely. With this assurance and knowing of the control of Baltimore County Zoning Regulations, Sections 41h and 415 and other applicable sections, we felt this development would be acceptable, so we voted to support the request for Mr. Gay's Beechwood Development.

\$15 Million To Help Clean The Bay Sought By Mathias Sen. Charles McC. Mathias, and the May ronmental Pro-

Sen. Charles McC. Mathias, Ir. has sequested that more than \$15 million be targeted in fiscal year 1985 federal funds for Chesapeake Bay cleanup efforts. In letters to chairman of five Sendid. Appropriations subgraphic for the bay. Mathias received the important of supportant that can be directed for the bay. Mathias related to the bay. Mathias related to the bay. The affetches in additional funds for the Mathias related to the bay. The affetches in million to continue its participations. Outside and Atmospheric Administration, the Department of Agriculture, the U.S. Anny Corps of Engineers. (Continued on Page 6A, Col. 7).

THE JEFFERIONIAN

MAY CRIUNE ISON

NOAA appropriations, Mathias pointed out that many of NOAA's progroms could include Chesapeake Bay cleanup activides. following funds: \$400,000 for continuation of the agency's participation in the Emergency Striped Base Study: \$250,000 to study data of Chesapeake Bay Data Casser \$1 million to mon-tor bay fisheries and other inportant people os; \$500,000 for atudy on oxygen depletion; and \$100,000 to improve fisheries Mathias asked Sen. Thad Co-chran (E. Miss.) to include funds in the FY.'85 Department of Agriculture budget to add 10 staff members to the bay's soil construction district to help identify tertical non-point sour-ces of pollition in priority watershield and related ac-

the wetlands; and \$450,000 to study fish and wildlife con-tamination and the condition of He made the request in a letter to Sea, James A. McClure (R.-Idaho), chairman of the Subcommittee on the Interior, which appropriates Service In his request to Sen. Paul Laxalt (R.-Nev.), chairman of the subcommittee that handles

Gard chimness of the RPA is committee to include \$100 in the 1945 biology to it the EPA Chesipeake key I son Office and related activity and for grants to states. I Maryland sensite said he wontimistic that the subcommits would approve the funds as a administration already had quested the appropriation.

In a letter to Sen. Mark H field (R.-Orn.), theirmen and field (R.-Ore.), chairman of (Energy and Water Developme Subcommittee, Mathias and that the Army Corps of Bu ncers supports a shoreline of the bay, a asked for \$500,000 as a first at is finding a workable solution the problem of bay sho "h is executial that all of the

funds are approved by the Co gress in order to clean up it buy, "said Mathias. The ce way we can successfully stop it polistics, bak soil erosics, a restock fish is through a holist symmetric the large probles Nathenally, wilks the factor proventions be halping the land and all who was 2, the knot octor principal parties and the process of the parties of the part

EPA gives OK to Back River

improvements By Michael K. Burns A \$402 million program to improve treatment of sewage at the Back River plant cleared another important hurdle last week, as the U.S.

Article

Environmental Protection Agency's regional of fice gave its approval. The 11-year construction program, which will improve the quality of the 180 million gallons of wastewater treated daily at the Back River plant, will receive 75 percent federal funding if EPA's Washington office concurs.

The plan was forwarded to the EPA headquarters this week, after the agency's Philadelphia office found "no significant environmenta impact" from the project and concluded that no environmental impact statement is needed.

Final approval is expected before the next

federal fiscal year begins October 1, Baltimore officials said. Funding and construction will begin in the 1985 fiscal year. The project aims to clean up the water discharged into Back River, to reduce the longstanding problem of treatment odors, and to cut in half the 500 tons of sludge, or treatment residue, generated by the facility each day.

The federal government will pay 75 percent of the cost, with Maryland and Baltimore city splitting the remaining 25 percent. Baltimore county, whose residents also use the treatment

plant, will pay about 40 percent of the city's lated at \$323 million, plus \$79 million for engineering, administration and design changes.

household's sewer bill by \$41 a year, in 1984 dollars, to pay for the local share of construction

costs and operating expenses, according to a consultant study.

The city rejected a cheaper, less effective treatment system after widespread public opposition favored the Advanced Waste Treatment system presented to EPA. Over a 28-year period, the advanced system will cost about 35 percent more than the less effective system, the consultants calculated. consultants calculated.

The regional office's environmental review said the less expensive alternatives might not

meet federal clean water standards and could hamper the massive effort to clean up pollution Earlier, city officials were concerned that the federal government would not approve the more expensive option, which could have delayed the project and cut federal funding levels. Work will last until 1996, engineers project. While noting that a faster construction sched ule would be desirable, to reduce the pollution now flowing into "severely stressed" Back River, the regional EPA review found that was

impossible.

The plant must continue to operate during construction and the limited space at the plant will restrict the amount of building activity at any one time, the EPA environmental review be disposed of on land and at a composting facility to be built at Hawkins Point that will turn Work on eliminating the plant's odor problem for the East Baltimore community has begun as a result of a 1981 court order. But that work has

for the time being, officials said. Bethlehem Steel, which takes 100 million ga bethienem Steel, which takes 100 million gallons of the discharged water daily for use in its Sparrows Point mills, has complained about the deteriorating quality of that water, which clogs its filters, said Jay S. Thorpe, head of the city's water and wastewater bureau. The city is reactivating long-idle treatmen equipment next week to help remove bacteria and suspended particles from that water pumped to Sparrows Point, he said.

reduced the effectiveness of waste treatment

MAP - 172



County uses bay cleanup law on developers opers have proposed in the last few months, said Robert W. Marriott,

66 We knew there

would be some

from some of

negative reaction

require developers along the Chesapeake Bay to meet strict environmental standards under the state's negative reaction from some of the

new law designed to clean up the bay.

The imposition of the standards yesterday by County Executive Donald P. Hutchinson means that several large proposed developments, which already have been ments, which already have been approved by the county now will approved by the county now will developers.

According to county planners, the County Council will have to consider the environmental standards in deciding whether to increase zoning on the Holly Neck peninsula in eastern Baltimore county planners, the County Council will have to dards in deciding whether to increase zoning on the Holly Neck peninsula in eastern Baltimore county planners, the County Council will have to dards in deciding whether to increase zoning on the Holly Neck peninsula in eastern Baltimore county planners, the County Council will have to dards in deciding whether to increase zoning on the Holly Neck peninsula in eastern Baltimore county planners, the County Council will have to dards in deciding whether to increase zoning on the Holly Neck peninsula in eastern Baltimore county planners, the County Council will have to dards in deciding whether to increase zoning on the Holly Neck peninsula in eastern Baltimore county planners, the County Council will have to dards in deciding whether to increase zoning on the Holly Neck peninsula in eastern Baltimore county planners, the County Council will have to dards in deciding whether to increase zoning on the Holly Neck peninsula in eastern Baltimore county planners, the County Council will have to dards in deciding whether to increase zoning on the Holly Neck peninsula in eastern Baltimore county planners, the County Council will have to dards in deciding whether to increase zoning on the Holly Neck peninsula in eastern Baltimore county planners.

pproved by the county, now will be forced to undergo an additional screening.

And that screening, county planners said, may result in substantial delays or reductions in the scope of the projects.

A partnership led by Dr. Leonard P. Berger, a politically influential county physician, has proposed a controversial, 600-acre development of homes, offices, a hotel and the peninsula jutting into the bay.

But Baltimore county is the first to impose the new rules, according to Edwin L. Thomas, deputy secretary of state planning.

The county screenings are an inferim sten in the state's hay pro-

the projects.

The new rules will apply to several hundred acres and several thousand housing units" that developed islation passed by the 1984 General the projects.

The new rules will apply to into the bay.

Under the Chesapeake Bay legislation passed by the 1984 General they would last for a few years, they would last for a few years.

Under the state law, counties must require developers to prove that in designing their projects, they have minimized harmful environmental effects, Mr. Thomas said. Specifically, they must show that their development will not harm the quality of water, vegetation and animal life, he said.

Mr. Marriott predicted that those new standards would, for instance, prohibit builders from fill.

within 1,000 feet of the water, as

The regulations mark the first time in the county that changes in proceed with their project, he continued.

In Baltimore county, the new requirements will apply to all developers who, after March 1, have sought soning changes, approval to build subdivisions or special zoning exceptions or variances, Mr. Hutchinson said.

The regulations mark the first time in the county that changes in the review process have been submitted to the county for approval—into the county for approval—into the county for approval—into the county review process.

They include a Dundalk trailer park being developed by Robert J.

According to Eugene A. Bober, the county's chief of current planning and development, the new "has already slowed us "in the county that changes in the review process have been submitted to the county for approval—into the county review process.

They include a Dundalk trailer park being developed by Robert J.

Ease attorney. Yesterday Mr. Romadta said that the additional review "has already slowed us that already have been submitted to the county for approval—into the county review process.

They include a Dundalk trailer park being developed by Robert J.

Standards will affect more than a half-dozen proposed developments that already have been submitted to the county for approval—into the county review process.

They include a Dundalk trailer park being developed by Robert J.

Standards will affect more than a half-dozen proposed developments that already have been submitted to the county for approval—into the county for app

PROTESTANT'S

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this list day of May , 1984.

Date June 11, 1984

Beechwood Development Coppeived by Micholas B. Commodari Chairman, Zoning Plans Leslie M. Pittler, Esquire Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO Zoning Commissioner

Norman E. Gerber, Director

FROM Office of Planning and Zoning

Beechwood Development Corp. SUBJECT 84-360-X

> The subject site is in a State Critical Area, thus necessitating the review of specific aspects by several agencies. Until this review is completed and the resulting comments available, a comment cannot be offered by this office on the subject request.

It is requested that the hearing be rescheduled until the aforementioned review can be completed.

Office of Planning and Zoning

NEG/JGH/sf

IN THE MATTER

OF THE CLOSING OF A

PORTION OF LYNHURST ROAD

by the general public.

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BEFORE THE

COUNTY EXECUTIVE

BALTIMORE COUNTY (Paper Street)

PETITION FOR ROAD CLOSING

The Petition of the Beachwood Development Corporation for the closing of a portion of Lynhurst Road, a paper street, in the 15th Election District of Baltimore County, and accompanying plat and description and generally described as follows:

Being known and designated as a 50' wide paper street beginning at a point on the east side of Morse Lane 7000' + northerly from the intersection of Morse Lane and North Point Boulevard (Md. 154), and extending easterly for 600' + as shown on Baltimore County Bureau of Land Acquisition Right of Way Plat SP 15-167-1.

And for reason for the closing states the following:

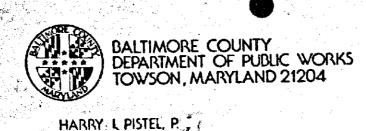
1. That said paper street is not necessary for public traffic. 2. That said paper street is of no use to, and is in fact, not used

3. That said paper street is of no use to anyone other than your Petitioners, the sole adjacent property owner.

4. That said paper street constitutes a nuisance to the Petitioners In that they are the only persons maintaining the same.

5. That the County would benefit by placing said paper street on the tax rolls and deriving tax revenue from same.

6. And for such other and further reasons as shall be presented at the time of the hearing.



Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #288 (1984-1.85) Property Owner: James Gay W/S Morse Lane S/S Lynhurst Rd. District: 15th

Dear Mr. Jablon:

The following comments are furnished in regard to the subject zoning

General Comments:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Bareau of Public Services

JAM:EAM:PMO:ss

WHEREFORE, your Petitioner prays:

That said road, a paper street, as previously described herein be closed.

LESLIE M. PITTLER 28 Allegheny Avenue Suite 508 Towson, Maryland 21204 ATTORNEY FOR PETITIONER BEACHWOOD DEVELOPMENT CORPORATION Petitioner BY: James Gay c/o Banker's Realty, Incorporated 914 North Charles Street Baltimore, Maryland 21201 576-8585

BALTIMORE COUNTY, MARYLAND

May 24, 1984 __Arnold Jablon, Zoning Commissioner

INTLR-OFFICE CORRESPONDENCE

FROM Gilbert S. Benson, P.F.

SUBJECT Beachwood Mobile Home Community Special Exception for Mobile Homes in MH Zone Abandonment of Lynhurst Road Right-of-Way

This will acknowledge that the Bureau of Public Services is aware of the application by the Beachwood Development Corporation for a Special Exception to develop a mobile home community in a M.H. Zone on the 100[±] acre parcel each of Morse Land and south of Lynhurst Road.

This will further acknowledge the awareness of this Bureau of the petition to the County by the Beachwood Development Corporation to abandon a short section of unimproved road right-of-way which lies within the petitioners parcel known as Lynhurst Road. It is understood the hearing for the road closing is scheduled for June 13, 1984.

Bureau of Public Services

GSB:pmg

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.

CONSULTING ENGINEERS

GEORGE WILL AM STEPHENS, IR CHAIRMAN OF THE BOARD W. HARRY JESSOP, JR., L.S. CHARLES E. FICK, P.E. FRANCIS W. ZIEGLER, JR., L.S. JOHN J. STAMM, P.E.

MAIN OFFICE 303 ALLEGHENY AVENUE P. O. BOX 6828 TOWSON, MD. 21204 825-8120

BRANCH OFFICE

EOUITABLE BLDG.

220 S. MAIN ST.

BEL AIR, MD 21014

838-3800

J. STRONG SMITH, P.E. TAPOBRATA CHAKRABARTI, P.E. CHARLES K. STARK, L.S. ROBERT B. BARKELL

May 22, 1984

Baltimore County Office of Law Towson, Maryland 21204

RE: Beachwood Mobile Home Community Lynhurst Road

Dear Mr. Shapiro,

Attention: Mr. Stanley Shapiro

As you are aware, the Beachwood Development Corporation has petitioned Baltimore County for abandonment of a short unimproved section of roadway located east of Morse Lane. You may also be aware that the Beachwood Development Corporation has filed for a special exception to allow development of a mobile home community on the industrially zoned parcel of over 100 acres that surrounds the subject short section of Lynhurst Road right-of-way, petitioned to be abandoned.

We have been advised that before the application for special exception can be accepted, all the affected property owners must be a party to the application. We are, therefore, quite anxious for Baltimore County to join in the application so that in the event the special exception is granted, the project can be developed as planned.

If, for some unforeseen reason, Baltimore County denies the petition for abandonment of Lynhurst Road, the development of the mobile home community would proceed by merely altering the plan to avoid the existing unimproved roadway, and no severe loss would be sustained. If, however, Baltimore County will not join in the special exception and we successfully obtain the special exception for all of the remaining land, the roadbed of Lynhurst would be of no value to the intended development of the mobile home community and the plan would be altered to eliminate proposed improvements within the roadbed.

We are very interested in obtaining the cooperation of the County in this project and would appreciate your advice on who and how to get Baltimore County to join in the application for special exception if, in fact, such is the requirement.

We would be pleased to answer any questions you may have regarding this request at your convenience in order to expedite the process.

> Very truly yours, GEORGE WILLIAM STERNER, JR.

cc: Mr. J. Gay Mr. Nick Commodari Mr. L. Pittler

JJS:klp

OF THE CLOSING OF A COUNTY EXECUTIVE PORTION OF LYNHURST ROAD BALTIMORE COUNTY

BEFORE THE

NOTICE OF ROAD CLOSING

TO WHOM IT MAY CONCERN:

IN THE MATTER

(Paper Street)

Pursuant to Title 30, Section 30-18 of the Baltimore County Code 1978 Edition, Petitioner Beachwood Development Corporation intends to close a paper'street in the 15th Election District of Baltimore County.

Being known and designated as a 50' wide paper street beginning

at a point on the east side of Morse Lane 7000' + northerly from the intersection of Morse Lane and North Point Boulevard (Md. 154), and extending easterly for 600' + as shown on Baltimore County

Bureau of Land Acquisition Right of Way Plat SP 15-167-1. A copy of said plat is on file with the County Attorney's Office,

Mezzanine Floor, Court House, Towson, Maryland. The abutting peoperty owner is the Petitioner:

> Beachwood Development Corporation c/o Bankers' Realty, Inc. 914 North Charles Street Baltimore, Maryland 21201

TAKE NOTICE: A hearing will be held on the 13 day of June, 1984, at 2:00 P.M.o'clock in the Office of the County Attorney, Mezzanine Floor,

Room 2 MO 7, Court House, Towson, Maryland for the purpose of receiving objections, if any, to the closing...

LESLIE M. PITTLER 28 Allegheny Avenue

Suite 508 Towson, Maryland 21204 296-9220 ATTORNEY FOR PETITIONER BEACHWOOD DEVELOPMENT CORPORATION PETITIONER BY: JAMES GAY c/o Bankers' Realty, Inc. 914 North Charles Street Baltimore, Maryland 21201 576-8585

2 SLANT LETTERING DENOTES PROPOSE CHANGES TO PROPERTIES. ALL AREAS FOUND BY PLANIMETER. LAT 19 COMPILED FROM DEEDS AND EURYEYS. THE
AND DISTANCES SHOWN ON PROPERTIES ADJOINING
POSED RIGHT OF WAY ARE THOSE CONTAINED IN THE
EFFERED TO BY LIBER AND FOLIO NUMBER AND DO NOT
SEARILY REFER TO THE MERIDIAN BHOWN KERZON NOR
THEY IMPLY A CURRENT SURYET OF SAID PROPERTIES UN18 AN MOTED. "A TEMPORARY EASEMENT AREA TO BE USED ONLY
DURING THE PERIOD OF CONSTRUCTION FOR YME
PURPOSE OF CREATING THE NECESSARY SUPPORTING SLOPES.
AND ALL RIGHTS HERESY GRANTED TO BALTIMORE COUNTY,
MARYLAND SHALL THEN TERMINATE AND REVERT TO THE 542*54'29"W 50-00" - AREA TO BE CLOSED BALTIMORE COUNTY, MD. T.B.S. 1899-491 (PARCEL 4) AREA TO BE CLOSED . 29,807 SQ. FT .: - 0. 684 AC.: N 83 50 52 E 64.94 ----583*50*52*W 50.80 - N 21 * 19 '30" W 51.81' MORSE ROAD

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF LAND ACQUISITION PLAT TO ACCOMPANY ACQUISITION OF DISTRICT NO. 15¢7 SCALE: 1"- 100' SHEET 1 OF 1 OSITION SHEET NO. ROAD CLOSING CONSULTING ENGINEER OR SURVEYOR CONSTRUCTION PLAN NO. AREA TO BE ACQUIRED EXISTING COUNTY 3 W FECERAL PROJECT NO. BUREAU OF LAND ACQUISITION RECORDED MARYLAND PROJECT NO. DIVISION OF DRAFTING MAWN F. H. K. CHECKED 3P 15-167-1

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

Towson, Maryland 21204

have the hearing scheduled.

accordingly.

NBC:bsc

Enclosures

Dear Mr. Pittler:

June 18, 1984

RE: Item No. 288 - Case No. 84-360-X

Special Exception Petition

The Zoning Plans Advisory Committee and the County Review

In view of your client's proposal to construct a trailer

If you are not aware, this property is located in a

State critial area and additional comments will be submitted

This petition was accepted for filing on the date of

Very truly yours.

Michalau G. Commodati, bac NICHOLAS B. COMMODARI, Chairman

BEACHWOOD MOBILE HOMES 9:45 a.m.

April 12, 1984

Zo. ng Plans Advisory Committee

the enclosed filing certificate and a hearing scheduled

Group (CRG) have both reviewed the plans submitted with the

Beechwood Development Corporation

Leslie M. Pittler, Esquire Suite 508, 28 Allegheny Avenue 111 W. Chesapeake Ave. Towson, Maryland 21204

Bureau of Department of Traffic Engineering

Fire Prevention Health Department Project Planning Building Department Board of Education **Coning Administratio**

above referenced petition. The following comments from the CRG have been substituted for those of the Zoning Plans State Roads Com Advisory Committee. They are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning. park on this property, this special exception is required. As indicated in the enclosed comments only a portion of this property has been approved. However, you still wanted to

C. R. G. MEETING AGENDA

cc: George William Stephens, Jr., & Assoc.

303 Allegheny Avenue

Towson, Maryland 21204

1. Convene Meeting

2. Introductory statement concerning aims and goals of development regulations Introduction of County representatives

SIGN IN

4. Presentation of Plan by developer's representative

5. Comments of County agencies

6. Citizens' comments or questions 7. Developer's response

8. County Review Group decision

Adjourn meeting

-MR. VHKS. FRANKBOCER 651071. Pt. Rd. 21219 Ed + Richard HELLMAN Yaay Lynnurstred. 21222

Mr. the & Weber 4506 Todd Point Lane 21219 M.E. a. Weber 4506 Todd Point Jane 21219

MRS. CABRINA DEMBOW

MRS. CABRINA DEMBOW

Mrs. Cabrina Dembow

MS44 Todd POINT LANE 21219

Diane Levero, 2964 Dunken Rd., Dundaik 21222

COUNTY REVIEW GROUP MEETING MINUTES Thursday, April 12, 1984

BEACHWOOD MOBILE HOMES

COUNTY REVIEW GROUP - THOSE PRESENT*

Robert A. Morton, P.E., Chairman - Department of Public Works Eugene A. Bober, Co-Chairman - Office of Planning and Zoning

Agency's Representativ

Stephanie Taylor - Health Department Developer's Representatives

Bill Armiger Jim Gay Susan Bitter Charles Stark John J. Stamm Tom Kramer Bill Kirwin James Petrica Brian D. Jones

Leslie M. Pittler

- Beachwood - Beachwood - Chesapeake Geotechnical Consultants, Inc. - G. W. Stephens & Assocs., Inc. - G. W. Stephens & Assocs., Inc. - Wm. F. Kirwin, Inc. - Wm. F. Kirwin, Inc. - James Petrica & Associates, Inc. - James Petrica & Associates, Inc. Beachwood

DATE: April 9, 1984

*Attachment - list of interested citizens

The meeting was called to order by Mr. Eugene A. Bober at 9:53 a.m. He introduces the staff present and stated the purpose of the County Review Group. The developer, Mr. James Gay, was introduced by his engineer, Jack Stamm. Mr. Gay introduced the County to the project and gave a brief outline of its

Mr. Bill Kirwin presented an overview of the total project which includes a future section of development south of the proposed mobile home site that was the subject of this meeting. He gave a complete description of the property which included the type of land, the flora, past uses of the land, most recently used as a borrow pit for the North Point Expressway. He outlined wetlands woodlands, and presented out the development would be oriented towards the waterfront. He also advised that the existing waterfront property would be respected, and that the development would not use access or frontage on the existing roads.

Mr. Stamm presented the overall County Review Group plan and advised that the section under consideration would be all mobile homes except for a 12 acre

BALTIMORE COUNTY, MARYLAND

Beachwood (Mobile Homes)

E/S of Morse Lane, S. of Lynhurst Road

The Plan for the subject site, dated March 7, 1984, has been reviewed by the

All private contracts for construction of storm drains and roads intended for

public title and maintenance must be let under a contract form, proposal and

attachments adopted by the Baltimore County Department of Public Works. The

Baltimore County Department of Public Works Design Standards and Standard

obtained through the Baltimore County Department of Public Works.

security shall be posted prior to the recording of the plat.

Specifications and Details for Construction.

payroll for the Capital Improvement Fund.

Developer has the option of placing the storm drains under a public contract.

The State Health Department Construction Permits for each private utility

All construction drawings and construction for public use shall conform with

Under Bill No. 56-82, Section 22-72, security shall be posted prior to the

issuance of building permits unless the posting of such security is deferred. The

The responsibilities of the Developer involving public improvements shall

The Plan is satisfactory pending conformance with the following comments.

include the Inspection Fees, Burden and Fringe Costs incurred. Currently these

charges are 2.5 times payroll for Metropolitan District Projects and 2 times

(water, sanitary sewer and storm drains) totaling over 400 feet in length will be

SUBDIVISION REVIEW COMMENTS

DISTRICT:

Edward A. McDonough, P.E., Chief

Developers Engineering Division

Developers Engineering Division and we comment as follows:

April 12, 1984

parce! that would be developed as apartment provided the zoning is changed. A slightly revised CRG plan was instituted which added several changes at the following locations:

- 1. Lynhurst and Beachwood Roads a pond will be partly filled in and constructed upon since this is a man-made pond and is not part of the wetlands.
- 2. Gang Plank Court was adjusted.
- 3. Marine Court lots were removed.
- 4. Channel details for channel from Driftwood Lane southerly to end of project shown.
- 5. Wetlands that are shown on the plan are in excess of those on the State Wetlands Map.
- 6. The existing woodlands will be preserved as shown on the plan.
- 7. A 5' high berm will be constructed along Morse Lane to provide a buffer for the project.

The project is to have two private pumping stations and will be supplied by extension of a public water main in Morse Lane. Mr. Stamm advised that they will apply for a Storm Water Management waiver.

Mr. Stamm gave a very complete and thought out dissertation on wetlands and it is his considered opinion that the area of Br type soils shown from the southern boundary of the property to a point north of Driftwood Lane does not exist at this time because the area has been disturbed. He also advised that the soils borings taken on the site indicated that the soil was clay for 6'-8' below the surface. He described the standing water as perched

Mr. Bober presented the written County comments which will be made a part of these minutes. The most important comments were that a special exemption is needed in order to utilize the property for a trailer park. The Fire Department requested fire flow tests as close to the site as possible, and Stephanie Taylor advised that the Health Department was not satisfied with the Environmental Effects Report at this time, and would need more information to determine if the Br soils talked about by Mr. Stamm was indeed wetlands or

Beachwood Mobile Homes

April 12, 1984

CITIZENS' COMMENTS

There was some concern raised by the citizens present at the meeting concerning drainage and traffic problems. The primary concern with traffic was that the intersection of Morse Lane and North Point Boulevard. We advised that at such time as the southern tract of land was developed that the State Highway Administration would require improvements at that intersection and, in the unlikely event that the State did not require improvements, the County would. We also advised that the developer would be required not to cause any drainage problems on any adjacent properties or in the wetlands.

Mr. Morton and Mr. Bober approved Phase 1 of the project which consists of Gang Plank Road, Tide Water Road and Pirates Cove Court and the frontage of the property on Lynhurst Road. The other section of the property will not be approved until such time as the matter with the wetlands has been resolved or a new plan presented without development in the wetlands area.

The meeting was adjourned at 11:00 a.m.

VIII A

A

Project #84061 Beachwood (Mobile Homes) April 9, 1984

GENERAL COMMENTS: (Cont'd)

A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements, prior to the recording of a record plat. , in accordance with Bill No. 56-82, dredging, filling or construction in any wet' d is prohibited.

HI(COMMENTS:

Morse Lane, Lynhurst Road and Beachwood Road are existing roads, which shall ultimately be improved as a 48-foot, 40-foot and 30-foot street cross-sections on a 70' 250 2 60-foot and 50-foot rights-of-way, respectively.

The Developer's responsibilities along the existing road frontage of the

site shall be as follows: a. The submission of detailed construction drawings to extend a

- minimum distance of 200 feet beyond the limits of the site or as may be required to establish line and grade.
- b. The submission of full cross-sections is deemed necessary for design and/or construction purposes. The sections are to be taken at 25-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.
- c. The preparation of the right-of-way plat for, and the dedication of any widening and slope easements at no cost to the County.
- d. The preparation of the right-of-way plats for any offsite road rights-of-way required to make the necessary improvements. Baltimore County will attempt to acquire the right-of-way.
- e. The grading of the widening and the existing road to the established grade. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.
- f. The construction of combination curb and gutter in its ultimate location and a maximum of 28.5 feet of paying adjacent thereto along the frontage of the property. The paving thickness shall conform with Baltimore County Standards and requirements for 11-inch thick paving.
- The relocation of any utilities or poles as required by the road

Project #84061 Beachwood (Mobile Homes) April 9, 1984

HIGHWAY COMMENTS: (Cont'd)

The offsite right-of-way and slope easements shall be acquired for the proposed roads, including the intersection prior to the recording of the record

The interior roads of the site are considered private and shall be the Developer's full responsibility for construction and maintenance. The entrance locations are subject to approval by the Department of Traffic

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide, shall

have 10-foot minimum radii curb returns, shall be located a minimum of 15 feet from any property line, and shall be constructed in accordance with Baltimore County Standards (Details R-32, 1977 Edition), as the Developer's total responsibility. It shall be the responsibility of the Developer's engineer to clarify all

rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

Prior to the recording of this plat, a road closing hearing is required, and the road must be formally closed by the County Executive.

In accordance with Bill No. 32-72, street lights are required in all developments. The Developer will be responsible for the full costs of installation of the cable, poles and fixtures. The County will assume the cost of the power when the streets have been accepted for County maintenance for the public roads only.

Ramps shall be provided for physically handicapped persons at all street intersections. Sidewalks are required adjacent to the public roads serving this site. The

walks shall be 4 feet wide and shall be installed to conform with Baltimore County Standards, which places the back edge of the sidewalk 2 feet off the property line, or the adjacent unencumbered area.

The Developer shall be responsible for construction stake-out of all highway improvements required in connection with this site and all stake-outs shall be in accordance with Baltimore County Standards.

It shall be the Developer's responsibility to have his engineer set property line control stakes on the points of curvature and points of tangency and on adjacent rights-of-way along proposed roads to be used as control for the stake-out of utilities.

Beachwood (Mobile Homes) April 9, 1984

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility. However, a drainage area map, scale 1 = 200, including all responsibility. However, a drainage area map, soure 1 -200, including are facilities and drainage areas involved, shall be shown on the required construction

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Drainage studies and storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way follow. g completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the manual. MINIMUM acceptable Stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With

Semi-Permanent Seedings) ". Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

Project 84061 Beachwood (Mobile Homes) Page 5 🕶 * April 9. 1984

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year frequency storm must be provided on the site.

Storm water management must comply with the requirements of the 1982 Baltimore County Storm Water Management Policy and Design Manual adopted January 17, 1983 and as amended.

A sediment control plan is required.

The Developer may request, in writing, an exemption of storm water management. The request should stress engineering studies justifying such an exemption. After evaluation, the County will then notify the Developer of its conclusion.

The property to be developed is located adjacent to tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential and commercial development.

The rear of buildings may not be constructed within 20 feet of the limits of the flood plain as established for a 100-year flood level with a 1 foot freeboard. See Plate 19D in the Baltimore County Design Manual, dated 1982 and adopted 1983.

WATER AND SANITARY SEWER COMMENTS:

A preliminary print of this property has been referred to the Baltimore City Water Division for review and comment in regard to adequacy of water pressure in this development. If Baltimore City has any comment, it will be forwarded.

The Developer is responsible for any deficit to be incurred by the construction, under County contract and inspection, of public water main extension and/or public sanitary sewerage required to serve this property. He is responsible for the preparation and the cost of construction drawings and rights-of-way plats required. He is further responsible for conveying any required right-of-way to Baltimore County at no cost to the County.

Water mains outside of public rights-of-way serving a proposed site improvement are considered private and shall be the Developer's full responsibility for construction and maintenance.

Onsite private water mains with fire hydrants shall be metered at the public source. The size and design of the meters shall conform with Baltimore City Standards. Permission to obtain a metered connection may be obtained from the Department of Permits and Licenses.

Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.

Project #8406? Beachwood (Mobile Homes) Page 6 April 9, 1984

EAM:PMK:ss

cc: File

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

The Developer is entirely responsible for the construction, and the cost of the construction and maintenance, of his onsite private sanitary sewerage, which must conform with the Baltimore County Plumbing Code.

Water and sanitary sewer service connections shall be installed by a utility contractor prior to the road improvements and shall be included in the Public Works Agreement.

This property is subject to Water and/or Sewer System Connection Charges based on the size of water meters utilized in accordance with current County Policy.

The proposed public water main extension/sanitary sewer extension is acceptable to the Department of Public Works; however, the Developer must either own or control at least 60% of the assessable frontage of property binding the route of the desired extension.

If the Developer cannot meet this requirement, he has the option of petitioning the affected property owners for their support of the project. If he fails to garner the necessary concurrence from the affected property owners, the Developer then has the option of entering into a Deficit Deposit Agreement with Baltimore County; with the understanding that refunds would be made to the Developer when the previously non-assessed properties are connected to the system.

The private sewer pumping facilities as proposed will require Health Department approval.

> EDWARD A. MCDONOUGH, P.E., Chief Developers Engineering Division

Eugene A. Bober

BALTIMORE COUNTY, MARYLAND

The plan presented for mobile home park containes 286 sites on approximately 90 acres of

land. It is located on Morse Lane and Lynhurst Road between the Penn Central RR Track

This office is concerned that there are exceptional views to be maintained as well as significant holly groves. The developer is urged to identify the view and seek to

Lots 3, 4 and 5 on Gangplank Court infringe on the buffer area for the wetlands.

needed to determine if this is environmentally suitable.

There is a proposed swale parallel to Morse Lane at the southern portion of the site

which appears to discharge directly into tidewater. Additional information will be

The County road which passes perpendicular to Marina Court between Lots 42, 43, 44,

215, 216, 217 needs more study to determine if the County should dispose of this property.

Additional information should be presented to explain how the wetland areas are to be

A stream runs through the Br soil and should be shown on the plan and the lots removed

Additional information should be presented for vehicular and pedestrian circulation.

through that area. Lots 200 and 201 are on hydric soils and should be removed.

Plans for the southern portion of the site should be detailed at this time.

PLAN EXTENSION

REVISED PLAN

April 12, 1984 9:45 A.M.

April 3. 1984

SUBJECT: COUNTY REVIEW GROUP COMMENTS

PROJECT NAME: BEACHWOOD MOBILE HOME PARK

FROM: OFFICE OF PLANNING AND ZONING

COUNCIL & ELECTION DISTRICT

and Back River.

enhance or protect them.

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMPENTS

DISTRICT: 15th Election District

zoning hearing.

FROM: ZONING

DATE: April 12, 1984

PROJECT NAME: Beechwood Southeast Corner of Morse Lane & Lynhurst Road

1. A Special Exception for a trailer park is required in an M.H. Zone; the petition has not been filed as of the date of the writing of these comments, 4/10/84. CRG approval may occur; however, final approval is contingent upon the outcome of the

2. The following minor revisions should occur on the plan priot to CRG approval:

A. The D.R. 5.5 zoning boundary should be clearly shown along the centerline of Beechwood and Lynhurst Roads and the wester most property line of the J.B. Brune

B. Density calculations are not applicable for trailer parks and should be removed from the plan.

C. The general notes should be revised to clearly indicate that the area reserved for future development has a gross area of 12.218 acres and a net area of 11.984 acres.

> DIANA ITTER Zoning Associate III

DEPARTMENT OF TRAFFIC ENGINEERING BALTIMORE COUNTY, MARYLAND

PLANIVING

: Mr. Robert A. Morton

DATE: April 11, 1984 : C. Richard Moore

SUBJECT: C.R.G. COMMENTS

PROJECT NAME: Beachwood (Mobile Homes) C.R.G. PLAN: X PROJECT NUMBER & DISTRICT: 15C DEVELOPMENT PLAN:

Morse Lane S. of Lunhurst Road RECORD PLAT:

The intersection improvements to Lynhurst Road and

Morse Lane are offsite improvements and we would like to know how these improvements will be accomplished. Sidewalks should be

provided along Morse Lane and Lynhurst Road. If the offsite improvements cannot be constructed

for the realignment of Lynhurst Road, the 600° section of roadway west of Gang Blonk Court needs to be cleared and graded within and behind the 60' R.O.W. to improve sight distance.

This entire area east of the Patapsco Expressway has access problems and should be studied.

> Acting Deputy Director Traffic Engineering

CRM/GMJ/ccm

BALTIMORE COUNTY, MARYLAND

DATE: April 5, 1984

SUBJECT: SUBDIVISION REVIEW COMMENTS BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU

Captain Joseph Kelly

PROJECT NAME Beachwood (Mobile Homes) PRELIMINARY PLAN PROJECT NUMBER CRG Agenda 4/12/84
E/S of Morse Lane S. of TENTATIVE PLAN Lynhurst Road

DEVELOPMENT PLAN

Comments

1. Site plan fails to show fire hydrants located within 500 feet of all mobile home sites in accordance with NFPA Standard 501A, Sec. 10.3.

Dead-end streets over 300 feet in length shall have standard cul-de-sac or tee-turnaround.

3. Buildings and site shall be in accordance with NFPA 501A installation of Mobile Homes - 1977 Edition.

Fire Flow Test is required to be conducted by the Baltimore City Water Dept. on Lynhurst Road as close to proposed site as possible, test results are to be forwarded to the office of the Fire Protection Engineer.

BALTIMORE COUNTY, MARYLAND

Subject: County Review Group Comments

From: Dept. of Recreation and Parks

Preliminary Plan Project Number: Development Plan Morse Lane & Lynhurst Road 15, C-7 CRG Plan

COMMENTS: Plan dated March 7, 1984

1. Local Open Space will be required and is calculated as follows: 286 units x 650 sq.ft. = 185,900 sq.ft. = 4.268 acres required

 While the developer has shown 45.5 acres of Local Open Space, an extremely large percentage is within the 100 year flood plain. The remainder is mostly 100 ft. strips buffering the units from the roads. We would like to see some open areas for picnicing, playgrounds or free play for the residents of this development.

3. We will expect all future development to provide Local Open Space per section and not anticipate using this area to fulfill these future needs.

Facilities Coordinator

Date April 6, 1984

COUNTY REVIEW GROUP COMMENTS ON PROPOSED SUBDIVISION PLANS BALTIMORE COUNTY DEPARTMENT OF HEALTH

Beachwood Mobile Home Community

Subdivision Name, Section and/or Plat

Brachwood Ceveloginent Contention Geo. W. Stephens, Jr.

Developer and/or Engineer

COMMENTS ARE AS FOLLOWS

Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762. Soil percolation test have been conducted. Revised plans, submitted prior to approval of plat, are not required and the plat can be approved as submitted. Contact this office for more complete information, Public sewers K, public water K, must be utilized and/or extended to serve the property.

A Hydrogeological Study and Environmental Effects Report for this subdivision, must be submitted, ____ are not required, ____ is incomplete and must be revised, ____ has/have been reviewed and approved. A Water Appropriation Permit Application, ____ must be submitted, ____ has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.

It is recommended the plan, ____ be approved as submitted, ____ be approved as submitted subject to the following conditions noted: _____

It is recommended this plan not be approved at this time. See revisions and/or REVISIONS AND/OR COMMENTS:

1. The Environmental Effects Report is not
escrived due to prespect development being located
on wetlands. For more a plate information so:

2 the aveloge must secure an approved permit
for the poble Home fork prior to commencing
construction or grading of the site

MARYLAND

DEPARTMENT OF STATE PLANNING

301 W. PRESTON STREET

BALTIMORE, MARYLAND 21201-2365

The Department of State Planning has received notice of application

No. 84-360-XA pursuant to the Notification Procedures established by State Planning and Baltimore County. The application proposes development that

in \$8-1807(a) of the Natural Resources Article of the Annotated Code of

may affect the Chesapeake Bay Critical Area Initial Planning Area identified

The Department is interested in this application and requests that this

letter be made a part of the record or case file concerning the application. If

the applicant submits an analysis concerning \$8-1813 of the Natural Resources

a copy of the findings made under \$8-1813. The information will keep State

We appreciate your making us a party of record in this matter.

Article, please send the Department a copy. Also, please send the Department

Planning informed about land use decisions and land use changes affecting the

BEECHWOOD DEV. CORP.

Very sincerely yours.

Critical Areas Coordinator

Larry F. Duket

HARRY HUGHES

Arnold Jablon, Zoning Commissioner

County Office Building

111 W. Chesapeake Avenue

Towson, Maryland 21204

Dear Mr. Jablon:

Maryland.

Critical Area.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

April 11, 1984 Mr. Brooks Stafford

FROM Stephanie A. Taylor

BEACHWOOD MOBILE HOME SURJECT ENVIRONMENTAL EFFECTS REPORT COMMUNITY 9:45 .M. CRG MEETING APRIL 12, 1984

Plan Review Notes

Proposed trailer park with 300 units on 85 acres. Public water and public sewer proposed.

Stormwater management is not required.

Not in reservoir watershed. The site includes areas of Barclay (Br) soil and tidal march (Tm), which are hydric. An open dump site exists in the northern corner of the

Two streams transect the tidal marsh areas near Gang Plank Court. A third stream and wetland area exists at the base of the berm in the Barclay (Br) soil.

Environmental Effects Report is not approved. In order to receive approval the following conditions must be met:

* 1. No development will be allowed in the Barclay (Br) soil area adjacent to the central tidal marsh. The stream and wetland area at the base of the berm must be accurately delineated on a revised site plan. The developer must follow the Health Department Wetland Guidelines.

2. The Health Department has notified the owner of the dumpsite to clean up and fill the area. Any further development of the area will be severely restricted.

LAW OFFICES

Leslie M. Pittler

28 ALLEGHENY AVENUE

TOWSON, MARYLAND 21204

It has been close to one month since the hearing took place for the Special Exception on the Beachwood Mobile Home Community

This delay has not, in any way, been caused by the Applicant.
Quite the contrary, the delay is being caused by Baltimore County,

In reviewing my notes, I can, in my opinion, see no basis for the denial of the Special Exception request. None of the Appli-cant's testimony was refuted or contradicted by any of the protes-

I must request, due to the financial undertakings of the Applicant, a decision in this case. Each day the Applicant loses

Very truly yours,

Leslie M. Pittler

La Pitter

Unfortunately, we are no closer to a decision on this matter.

July 24, 1984

Re: Beachwood Development

Special Exception

3. The owner agrees in writing to comply with the following best management practices at this site:

A. All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition.

B. Dirt and debris accumulating on private roads and parking lots will be removed according to the following

Mr. Frooks Stafford Beachwood Mobile Hom: Community Page two April 11, 1984

> schedule: May through October, concurrent with grass mowing; November through April, monthly.

C. Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.

D. Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension

E. Filling will not occur in grassed or lined drainage ditches or swales.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Nicholas Commodari, Zoning Department Date May 9, 1984

FROM C. E. Burnham, Chief, Building Plans Review

SUBJECT_Beachwood - 15th. District_ Mobile Home Park Zoning Item #288

1) Any construction in an area subject to tidal inundation is subject to the restrictions of Section 519.0 of Bill 4-82. It appears the applicant is aware of these Code requirements.

2) Mobile homes shall be installed in compliance with Section 623.0 of the 1981 Edition of the B.O.C.A. Code.

3) A yearly permit is required for each unit.

4) Any permanent structures that may be proposed for housing management operations shall require separate permits and are subject to the same regulations as any other structure constructed in Baltimore County.

CONSULTING ENGINEERS

303 ALLEGHENY AVENUE

P. O. BOX 6828

TOWSON, MARYLAND 21204

TELEPHONE 301-825-8120

Charle & Sumban

Copy: Catherine Warfield

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.

W. HARRY JESSOP, JR. P.L.S. CHARLES E. FICK P.E. FRANCIS W. ZEIGLER, JR. P.L.S. JOHN J. STAMM P.E. J. STRONG SMITH P.E. TAPOGRATA CHAKRASARTI P. CHARLES K. STANK P.L.B.

LEONARD A. PARRISH P.E. WILSON F. OUTEN P.E., P.U.S MILLARD T. SCHALE P.E. WAYNE E. MAISENHOLDER P.L.E BEL AIR OFFICE 203 EAST BROADWAY 9EL AIR, MARYLAND 21014 TELEPHONE 301-879-1500-636-3800

GEORGE WILLIAM STEPHENS, JR.

May 24, 1984

Baltimore County Zoning Administration Towson, Maryland 21204

Attention: Mr. Arnold Jablon Zoning Commissioner

RE: Beachwood Mobile Home Community Special Exception

Dear Mr. Jablon,

In response to the suggestion by Mr. Commodari to facilitate the scheduling of the required special exception to develop a mobile home community in the M.H. zoned parcel owned by the Beachwood Development Corporation located east of Morse Lane and south of Lynhurst Road, I have attached the following data:

> Copy of Petition to abandon Lynhurst Road Copy of Notice of Road Closing with plat Copy of letter to Stanley Shapiro - Office of Law (Dated May 22, 1984) Letter of understanding from Bureau of Public Services dated May 23, 1984 Copy of C.R.G. Plan - Beachwood Mobile Home Community

It is my understanding that the delay in scheduling the special exception hearing date is due to the requirement to obtain Baltimore County to join in the request since a parcel of land owned by Baltimore County is subject to the Special Exception, i.e. the unimproved roadbed of Lynhurst Road.

Based on the enclosed data we request that the Special Exception hearing be scheduled. Clearly, the affected agencies of Baltimore County are aware of the actions by the developer and, in all probability, the road closing will have occurred prior to the date of the special exception hearing.

In the unlikely event the road closing petition is denied, the granting of the special exception within the road right-of-way of Lynhurst Road will be moot since it will remain the property of Baltimore County and the plan will be altered to preserve the roadbed in its current unimproved state.

BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204 494-3610

TED ZALESKI, JR. Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning

County Office Building Towson, Maryland 2120 Dear Mr. Jablon:

Comments on Item # 288 Zoning Advisory Committee Meeting are as follows:

Property Owner: Beechwood Development Corporation
Location: NE/S Morse Road and SE/S Lynhurst Road
Existing Zoning: M.H. - IM Proposed Zoning: Special exception for trailer park

District: 15th.

The items checked below are applicable:

All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Handicapped and Aged; and other appli-

B A building/& other / permits shall be required before beginning construction. C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. An exterior wall erected within 6'0 for Commercial uses or 3'0 for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0 of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1407 and Table 1402, also Section 503.2.

F. Requested variance appears to conflict with the Baltimore County Building Code,

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

Comments - See attached memo of comments.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave.,

May 9, 1984

FROM THE OFFICE OF GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC. ENGINEERS 303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Mr. Arnold Jablon

May 24, 1984

If this petition for road closing is granted, Baltimore County will no longer be an affected property owner.

Please contact me if you need any additional data to promptly schedule the special exception.

> Very truly yours, GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC. oly A: Stam

cc: Mr. R. A. Morton Mr. J. Gay Mr. S. Shapiro

JJS:klp Mr. L. Pittler

CONSTANCE LIEDER

March 19, 1985

Beachwood Development Corporation

who is not even a party to the proceedings.

is a financial detriment to his economic position.

Arnold Jablon, Esquire

Towson, Maryland 21204

Baltimore County Office Building

Zoning Commissioner

Chesapeake Avenue

Special Exception.

Please advise.

Dear Arnold:

TTY for Deaf: 301-363-755 OFFICE OF COMPREHENSIVE POLICY PLANNING

LMP/cas

